



100 Rumbridge Street | £375,000  
Totton, Southampton, Hampshire, SO40 9EA





Henshaw Fox



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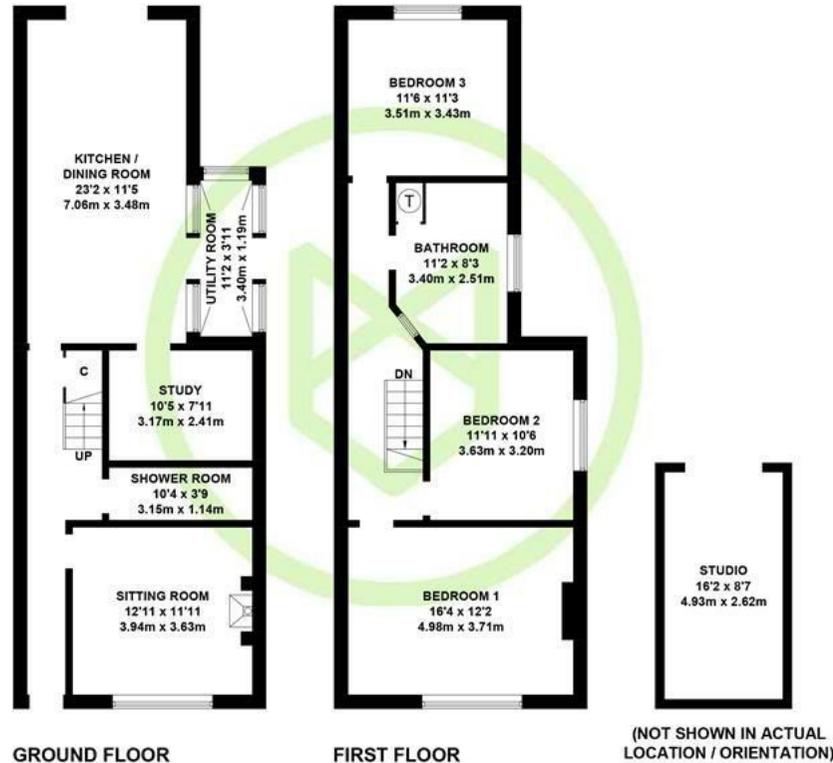
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Totton, Southampton, Hampshire, SO40 9EA

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# Summary

This semi detached and traditional family home is conveniently positioned with in easy reach of Totton town centre and its wealth of amenities, with excellent road and rail links as well as the New Forest National Park on the doorstep. The versatile and spacious accommodation offers three double bedrooms and a family bathroom on the first floor complemented by an open plan kitchen and dining room, utility, sitting room, study and shower room on the ground floor. The heating is by way of an air source heat pump with under floor heating to the ground floor. Ample off road parking is available on the gated driveway with a detached garage / studio. The enclosed and private rear garden is perfect for entertaining or relaxing with an enclosed lawned area and compost area.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 729 SQ FT / 67.7 SQ M  
FIRST FLOOR = 670 SQ FT / 62.3 SQ M  
STUDIO = 139 SQ FT / 12.9 SQ M  
TOTAL = 1538 SQ FT / 142.9 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1272760)

## Features

- A traditional semi-detached family home
- Versatile accommodation offering three generous double bedrooms
- Large family bathroom and modern ground floor shower room
- Open plan kitchen and dining area with utility room adjoining
- Separate sitting room with log burning stove and study
- Ample off road parking with EV charging point and a detached garage / studio
- Enclosed and private rear garden with court yard garden at the front
- Under floor heating to the ground floor and radiators to the first floor
- Air source heat pump
- Easy access to commuter links

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential D

# 100, Rumbridge Street, Totton, Southampton, Hampshire, SO40 9EA

## Ground floor

A part glazed UPVC front door opens into the welcoming entrance hall fitted with oak effect porcelain tiled flooring which extends throughout the ground floor. The charming sitting room to the right hand side features an inset log burning stove as a focal point with a floating mantle over. A large storage cupboard is situated under the stairs with a fully tiled modern shower room off the hallway comprising a walk in dual head shower, wall mounted wash basin and vanity unit with a dual flush wc. The open plan kitchen and dining area form the impressive social hub of the home offering ample space for family dining with fitted banquette seating overlooking the private rear garden via glazed French doors. An extensive range of white gloss fronted wall and base units are complemented by quality Dekton worksurfaces and peninsula with brick tiled splashbacks. A Stoves range style cooker with matching extractor hood over is included as well as an integrated dishwasher, boiling water tap and single oven. Space is available for an American fridge freezer. The adjoining utility room allows access to the driveway with plumbing and space for additional white goods. A useful study is accessed from the kitchen.

## First floor

The spacious and galleried landing allows access into the part boarded loft space via a hatch. All three bedrooms are generous double rooms served by the spacious family bathroom which comprises a spa bath with dual head shower over, dual wash basins and vanity unit, wc and wall mounted storage cupboards. An airing cupboard houses the pressurised hot water tank.

## Parking

The driveway extends along the side of the house to another gated parking area and is fitted with an EV charging point. The detached garage has been fitted with sliding patio doors and currently utilised as a studio/home office with power and light.

## Outside

To the rear of the house is a hard standing offering additional parking or a useful entertaining space. A fenced and gated lawn is flanked by edged borders and has a seating area and pergola with an enclosed area to the rear of the plot ideal for storage or a compost area. A small walled front garden is useful for bin storage planted with wild flowers.

## Location

Totton is a popular market town on the western edge of Southampton, offering an appealing variety of homes, strong transport links and easy access to open countryside. Positioned just outside the New Forest National Park, Totton is particularly attractive to families, commuters and downsizers looking for space and greenery without sacrificing convenience. The town centre provides a good range of everyday amenities, including supermarkets, independent shops, cafés and leisure facilities, while nearby Southampton offers extensive retail, dining and employment opportunities. Totton railway station gives direct services to Southampton, Salisbury and London Waterloo, and the A35 and M27 provide excellent road connections along the South Coast and beyond.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers Poisition

Buying on

## Heating

Air source heat pump

## Infants & Junior School

Eling Infant School & Foxhills Junior School

## Secondary School

Hounslowdown Academy

## Council Tax

Band C - New Forest District Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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